



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WLB*
Director PZ&B

SUBJECT: ARC-24-0099 250 VIA LINDA

MEETING: FEBRUARY 26, 2025 ARCOM

ARC-24-0099 250 VIA LINDA The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a generator.

Applicant: Subtrust Under Article Second of the MTDT 2009 Descendants Trust
Architecture: Nievera Williams Design

HISTORY:

The generator installation application was submitted to the Town and scheduled for advertisement for the November 22, 2024, ARCOM meeting. However, it was delayed due to a violation. The property has an active code enforcement case (CE-24-2438) related to the application, as detailed in this memo.

THE PROJECT:

The applicant has submitted plans, entitled "250 Via Linda" as prepared by **Nievera Williams Design**, dated February 10, 2025.

The applicant is proposing the following scope of work at the property:

- Installation of a 36 kw Generator.
- Relocation of existing A/C equipment. And Installation of an equipment screening wall.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	10,250 SF	Lot Coverage	Required: 45% Existing: 33.2% Proposed: 34.3%
Overall Landscape Open Space	Required: 45% Existing: 33.2% Proposed: 34.3%	Front Yard Landscape Open Space	Required: 40% Existing: 27.36% Proposed: No Change
Surrounding Properties			
North	249 Via Linda Residence / R-B		
South	265 Southland Rd Residence / R-B		
East	242 Via Linda Residence / R-B		
West	644 N Lake Way Residence / R-B		

